

Administrative Alternates



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: UDO Sections 3.2.5 F1, 12.2 and 1.5.9 B4	Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings <small>See Attached Exhibit A for an explanation & findings for requested variance per 3.2.5 F1, 1.5.9 B4, & 12.2 (Transparency); See Attached Exhibit B for an explanation and findings of the requested alternate per 1.5.9 B4</small>	
Provide all associated case plan numbers including zoning and site plan: Transaction #: 581448 / SR-2-2019/ Sheetz Generosity	

Property Address 3701 Generosity Court, 4005 & 4001 Jones Sausage Road (portion of)		Date 02/25/2019
Property PIN 1721496010, 1721497166, 1721498983 (portion of)	Current Zoning IX-3	
Nearest Intersection Jones Sausage Road and Generosity Court	Property size (In acres) 4.2 acres current total Tract Size	
Property Owner JTS REAL ESTATE HOLDINGS, LLC and FAS HOLDINGS LLC	Phone 919 782 9306	Mail 3326 Belkwood Forest Cir, Raleigh, NC 27612
	Email	
Project Contact Person Tom Anastasi, Sheetz, Inc.	Phone 919 437 9859	Mail
	Email tanastasi@sheetz.com	
Property Owner Signature <i>James T. Stone</i>	Email	
Notary Sworn and subscribed before me this <u>5</u> day of <u>April</u> , 20 <u>19</u>	Notary Signature and Seal <i>[Signature]</i> 	

Nature of Request:

The applicant is requesting an Administrative Alternate to the transparency requirement of the City of Raleigh Unified Development Ordinance (UDO) for a proposed Sheetz on an IX-3 zoned parcel at the southeast quadrant of the Jones Sausage Road and Generosity Court intersection. The proposed building has three (3) street-facing facades orientated and described as the **front** facing **Generosity Court**, the **left** facing **Jones Sausage Road**, and the **right**, facing **Virtuous Street**. The applicant is requesting two (2) transparency alternates described further as Exhibits A and B. Exhibit A applies to two (2) street-facing facades and is broken out into two (2) parts; namely, Exhibit A1 (Generosity Court-front façade) and Exhibit A2 (Virtuous Street-right facade) while the transparency alternate request associated with Exhibit B applies to all three (3) street-facing facades.

A Courtesy Administrative Alternate Hearing was held on January 3, 2019 and an Administrative Site review application was submitted under Transaction #581448 / SR-2-2019/ Sheetz Generosity for review with comments received on or about February 1, 2019 and April 30, 2018. The site is currently in for its third (3rd) review with comments and/or approval pending. The preliminary site plan and colored building elevations for all four (4) facades are included and attached to the application. The included findings, site plans, and colored elevations address the feedback received from the Appearance Commission during the January 3, 2019 Courtesy Administrative Alternate Hearing as well as the site review comments received from the City of Raleigh Staff for Transaction #581448 / SR-2-2019/ Sheetz Generosity.

Exhibit A

Although transparent and/or translucent windows will be provided that exceed the minimum 20% standard, the 50% of the transparency between 3' and 8' above grade standard is not met along the front façade facing Generosity Court due to the entirety of the windows not meeting the minimum distance of 4-feet maintained free of building materials, shelving or other impediments as required by the definition of "transparency" in UDO section 12.2 (Exhibit A1). Similarly, the overall 20% standard as well as the 50% between 3' and 8' is not met in its entirety by the definition of "transparency" along the right façade facing Virtuous Street (Exhibit A2); however, translucent windows were added along this façade adding visual interest as further described below.

Responses to Administrative Alternate Findings:

1. *The approved alternate meets the intent of the transparency requirements.*

Response: The intent of the transparency requirements is to (i) lend visual interest to street-facing building facades for both pedestrians and building occupants, and (ii) minimize blank wall areas.

Front façade facing Generosity Court (Exhibit A1). The front elevation is located over 145 feet from Generosity Court and separated by a 50 foot Tree Conservation Area, 10' Type C3 Street Protective Yard and other required site landscaping hindering the visual line of sight to the building transparency; however, this elevation exceeds the 20% transparency (as defined) requirement when calculating the size of the windows and storefront openings by 70.32 sf, or 25%. The interior equipment will obstruct 16.84 sf of the view into and out of the windows. Subtracting this 16.84 square footage from the windows and storefront openings area between 3' and 8' above finished grade, results in a transparency deficiency of approximately 15.92 sf short of the 50% requirement between 3' and 8' above grade.

The equipment is essential to the operation of the self-serve beverage line. The window sills are approximately 5'-9" from grade making it difficult to see any equipment through the windows from a close vantage point. The high windows also offer a level of privacy for the added outdoor seating along the southwest-facing building side, providing visual interest to the public. Additionally, this elevation minimizes the blank wall area and provides changes in building materials, all of which provide visual interest.

To address the transparency shortage described above, at the January 3, 2019 Courtesy Administrative Alternate Hearing, the Appearance Commission recommended we strategically position the location of the outdoor dining table umbrellas to block the view of the back of the equipment that would be exposed within the 16.84 sf when looking from the outside of the store. The umbrellas associated with the outdoor dining area along the façade facing Generosity Court have been relocated as reflected on the current site plan and elevations provided with this application.

Right façade facing Virtuous Street Court (Exhibit A2). The left elevation is located over 45 feet from Virtuous and separated by a 10' Type C3 Street Protective Yard and other required site landscaping hindering the visual line of sight to the building transparency; however, this elevation exceeds the 20% requirement but instead of providing windows that meet the

definition of “transparency”, the applicant is providing *translucent* windows in an amount that exceeds the 20% transparency requirement as well as the 50% storefront openings required between 3’ and 8’. The storefront door along this façade will offer direct views into the store meeting the transparency definition as well as the 50% requirement at 71.72 sf and 31.65 sf respectively with the translucent windows providing an additional 106.72 sf and 62.30 sf of additional glazing to fully meet the intent of the overall transparency/visual interest requirement. Translucent windows with awnings are being utilized along the right façade because portions of the inside of the building along this side are back-of-house uses, such as coolers, utility room, as well as the men’s restroom which by their nature cannot have transparent windows that fully penetrate the wall offering direct unobstructed views into the building. Additionally, this street facing elevation minimizes the blank wall area and provides changes in building materials, all of which provide visual interest and minimize the blank wall area.

2. *The approved alternate conforms with the Comprehensive Plan and adopted City plans.*

Response: The Comprehensive Plan and other City-adopted plans do not provide any direct, specific guidance with regard to this property. The alternate request is consistent with the following general Comprehensive Plan policies: Policy UD 1.2, 1.3, and Policy UD 4.7.

3. *The street-facing building façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.*

Response: As noted above, all three (3) elevations provide: (i) transparent or translucent windows in an amount that exceeds the 20% transparency standard, (ii) a change of building materials and material color, and (iii) a change in roof line. Also, the elevations provide an outdoor seating area, building entrances with awnings, and signage. All of these architectural treatments and building elements create visual interest to offset the reduction in transparency.

Exhibit B

Per UDO Section 1.5.9 B4, glass should be considered transparent where it has a transparency higher than 80% and external reflectance less than 15%. The applicant's glass has a transparency of 38% and external reflectance of 11%. The alternate requested applies to the three (3) street facing facades; the front facing Generosity Court, the left facing Jones Sausage Road, and the right facing Virtuous Street as described further because all transparent windows will utilize the glazing treatment described above to satisfy Energy Code requirements.

Responses to Administrative Alternate Findings:

1. *The approved alternate meets the intent of the transparency requirements.*

Response: The intent of the transparency requirements is to (i) lend visual interest to street-facing building facades for both pedestrians and building occupants, and (ii) minimize blank wall areas. The street facing facades are located about 145 feet from the Generosity Court right of way and approximately, 183 feet from the Jones Sausage Road, and approximately 45 from the Virtuous right of way. Both the southwest and northwest elevations pose sunlight in the afternoons. The proposed glass will improve the comfort of both the customers and the employees. Of equal significance, is while the requirement for the amount of transparency results in large windows that allow daylight and views to the outside, the impact of solar gains and glare should also be considered. The applicant's glass treatment offers a compromise.

2. *The approved alternate conforms with the Comprehensive Plan and adopted City plans.*

Response: The Comprehensive Plan and other City-adopted plans do not provide any direct, specific guidance with regard to this property. The alternate request is consistent with the following general Comprehensive Plan policies: Policy UD 1.2, 1.3, and Policy UD 4.7.

3. *The street-facing building façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.*

Response: As noted above, the elevation provides: (i) transparent/translucent windows in an amount that exceeds the 20% transparency standard, (ii) a change of building materials and material color, and (iii) a change in roof line. Also, the elevation provides an outdoor seating area, building entrance with awning, and signage. All of these architectural treatments and building elements create visual interest to offset the reduction in the transparency specification.

Sheetz Raleigh Generosity

Courtesy Appearance Commission

Legend

Generosity Ct

Sheetz

Google Earth

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Example Front Facade Facing Generosity Court



Example Right Facade Facing Virtuous Street



Sheetz to Add Translucent Faux Windows with Awnings to this facade. Refer to Architectural Elevations

Front Facade Looking Into Beverage Line



Back of F'Real Shake Blender Equipment

Example Left Facade Facing Jones Sausage



Indoor Dining Area
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Beverage Line Along Front Facade with F'Real Blending
Equipment Extending Above the Window Sill

